

From: Darren Tobolt <darrentobolt@gmail.com>

Sent: Tuesday, May 6, 2025 11:50 AM

To: #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>

Cc: Abdihamid Badri <Abdihamid.Badri@ci.stpaul.mn.us>; *CI-StPaul_CC-Ward5 <CC-Ward5@ci.stpaul.mn.us>

Subject: Opposition to Non-Conforming Use Permit for 237 Richmond

Some people who received this message don't often get email from darrentobolt@gmail.com.
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Think Before You Click: This email originated **outside** our organization.

Council Vice-President Kim,

I hope this email finds you well. I am writing this email to oppose a Non-Conforming Use Permit (NCUP) for 237 Richmond. I understand that you cannot respond to this email, but I ask that you read and consider my request about the future of my block, because I may not be able to attend the public hearing on Wednesday.

My wife Wendy and I have lived in our home that shares a block with the property in question since 2008. We have both served on the District Council and Wendy served as a co-chair of the Riverview Corridor Station Area Planning Committee as a representative of the Planning Commission. I give those two examples of our community service to stress the amount of work we have done thinking about the possibilities the future holds for 237 Richmond. Magic's Auto Repair was granted a NCUP to the zoning because it existed when the plans were made for our future, and it served our neighborhood. The request being made is not to continue this business but to establish a new and different type of business at this address.

The original staff report was rejected by the Zoning Committee of the Planning Commission on February 13th. The committee passed a motion asking for a recommendation for denial. The neighborhood had thought the item was settled. There was a recommendation for denial drafted for the March 13th meeting, but the item was laid over. At the March 27th meeting there was a new staff recommendation for approval and the denial was presented as "alternative findings" and not discussed. There was no public comment allowed on the new report and the approval passed by one vote with different committee members attending the two meetings. I say this not to attack the volunteers on the committees, I know the difficulty of the demands made upon the members' time, I say this as a reason we appeal to you. It also passed the Planning Commission by one vote with key members that opposed this recommendation absent.

I appeal to you and your vision for a vibrant, pedestrian focused Saint Paul with thriving neighborhoods. My comments to the zoning committee were about how the original staff report missed the mark of the Comprehensive Plan. The revised report does the same thing. 237

Richmond is a block from an active transit stop that the city is planning on building around. The commercial node of St. Clair and West 7th has a grocery store, neighborhood bars, and destination restaurants. Let us add a coffee shop or more housing to the mix. Please maintain the vision set with the zoning. Say no to the construction maintenance facility on our residential block.

In Solidarity,

Darren Tobolt

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